



HUTCHINSON ARCHITECTS, P.C.

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SUBJECT: Letter of Intent Regarding Liquor License Approval for 5622 Sheridan Lake Rd. Lots 2, Block 1, Stony Creek South Subdivision

It is the intent of Hutchinson Architect's P.C. to amend the presently approved P.C.D. to allow for a 5,000 sq.ft. family style dining restaurant destination that is able to serve wine & beer in conjunction with their menu items. It is understood providing a restaurant with on-sale liquor would still classify it as a 'liquor establishment', however in this case the on-sale liquor feature would be an ancillary use and not the primary function of the business. When combined then with a full service dine-in restaurant it would result in limited if any impact at all on the area.

The location of this proposed restaurant will be on the North end of the existing commercial building at 5622 Sheridan Lake Rd. that presently has a drive-up window and whose use is intended for that of a restaurant. The area we are proposing for this restaurant would be 5,000 sq.ft. in size, and as indicated by the data which follows, is fully supported by available parking.

PARKING STALL & BUILDING USAGE DATA:

Based on the number of stalls being provided on the site (169), the maximum allowable sq.ftg. of restaurant for both buildings is 7,400 sq.ft., which is 1/3 of the total floor area being provided
 (- 2/3 RETAIL / 1/3 REST. = 15x5=75 stalls '+' 8x11=88 stalls = 163 TOTAL STALLS REQ'D)

Since restaurants have the most demanding parking requirements, should less restaurant sq.ftg. go into these buildings, then there will be more than enough parking to support any other type of tenant as allowed by the Zoning for General Commercial Districts.

Respectfully,

James R. Hutchinson
 Principal / President, Hutchinson Architect's P.C.